

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 6 Orloff Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,363,000 Property Type House Suburb Bentleigh East

Period - From 01/01/2021 to 31/03/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	55 Blamey St BENTLEIGH EAST 3165	\$1,557,000	16/03/2021
2	3 Sheffield St BENTLEIGH EAST 3165	\$1,435,000	01/05/2021
3	23 East Boundary Rd BENTLEIGH EAST 3165	\$1,400,000	17/04/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 06/05/2021 18:09



Property Type: House

Land Size: 659 sqm approx

Agent Comments

This much loved 4 bedroom 2 bathroom charmer, is high on the hill, on 659sqm approx. featuring natural warmth, comfort and promise. On a single level with scope to extend up to capture magical views or redevelop (STCA), this family favourite enjoys 2 north facing entertaining zones (potential fireplace), a Tasmanian Oak kitchen, a lovely main bedroom (WIR & neat ensuite), a covered deck in the private east-facing rear garden, tandem carport & a garage with workshop. Walk to Chesterville Road shops, bus, great schools & parks.

Comparable Properties



55 Blamey St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,557,000

Method: Sold Before Auction

Date: 16/03/2021

Property Type: House (Res)

Land Size: 715 sqm approx



3 Sheffield St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,435,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 603 sqm approx



23 East Boundary Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,400,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 590 sqm approx